

## UNITED NATIONS DEVELOPMENT PROGRAMME



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ENGLISH

### APPROVAL OF UNDP ASSISTANCE TO A PROJECT OF VIETNAM

IPF: (1992-96) \$100 402 000

#### (VIE/91/004) - Feasibility Study on Vietnam's Land Management

|                                           |                                           |                                                   |
|-------------------------------------------|-------------------------------------------|---------------------------------------------------|
| Date of approval by the AC: <sup>1/</sup> | 24 June 1992                              |                                                   |
| Expected duration:                        | 10 months                                 |                                                   |
| Proposed executing agency:                | Government (State Committee for Sciences) |                                                   |
|                                           | in association with UNDP/OPS              |                                                   |
| Government implementing agency:           | General Department of Land Management     |                                                   |
| Proposed UNDP contribution:               | \$699 700                                 | Source of funds: IPF                              |
| Third-party cost sharing:                 | \$97 500                                  | Source of funds: Govt. of<br>Western<br>Australia |
| Total UNDP budget:                        | \$797 200                                 |                                                   |
| Parallel Financing:                       | \$900 100                                 | Source of funds: Govt. of<br>Western<br>Australia |

#### Project background

Up to 1988 land management was centrally controlled by the General Department of Land Management (GDLM). The State was the only legal owner of any land in Vietnam; however definite or indefinite term allocations of both agricultural and forest land were possible to co-operatives and individuals as well as to State enterprises through the issuance of Land Tenure Certificates.

Since 1988 various laws and regulations have been enacted which have taken Vietnam a step further in the direction of individual land management and land tenure rights. Nevertheless, the fundamental principle of Vietnamese land tenure still stipulates that land is of the Vietnamese people's possession, controlled and assigned by the State. Under the current Land Law, land is divided into five categories corresponding to its utilization: (1) farming land; (2) forest land; (3) residential land; (4) specialized (i.e. non-agricultural, non-forestry, non-residential) land; and (5) unemployed land, use of which has not yet been entrusted to anyone by the State.

At present, the Land Law does not always clearly specify the term during which a land

<sup>1/</sup> This Fact Sheet reflects the status of the project/revision at the time it was approved by the Action Committee; modifications to the project/revision may have occurred subsequently.

user may have tenure; and there is no specific provision indicating what happens when the initial allocation term ends, i.e. renewal of the term or automatic termination. However, land users may transfer, grant concessions in respect of, and sell the fruits of their labour and the results of their investment which are in their legal possession on the allocated land.

Credibility and chances of success of Vietnam's economic reform programme are fundamentally linked to the questions of property and effective utilization of land. In the process of Vietnam's economic reforms, started in the late 1980's, aiming at a gradual replacement of the centralized command economy by a market-oriented system, the Government has realized that new policies and instruments are needed to increase the productivity and socio-economic value of land, and to inculcate a stronger sense of land management and ownership. To this end it requested UNDP assistance under the present approval.

#### Description of project

The immediate objectives of the project are to: (a) carry out a study into the feasibility and cost of establishing a modern land management system; (b) report and make recommendations as to its implementation; and (c) strengthen the capacity of the General Department of Land Management (GDLM) to implement the feasibility study and to prepare the GDLM to administer and manage an updated land management information system.

At the end of the project (completion of the feasibility study and training) Vietnam will have a clear picture of its present capacity to implement a modern land management system for the whole of Vietnam. The Government will be able to decide whether or not to proceed with the system's implementation, totally or partially, based on precise data as to the time span, cost, human resources, equipment and facilities required.

#### Inputs

UNDP will provide part of the cost of the international (Australian) team of seven experts for 10 work-months (international project director, project manager, team leader, surveyor/planner, land law specialist, two education/training specialists) under a subcontract. The remainder of the total cost of the team will be provided by the Government of Western Australia under parallel financing.

UNDP will further provide funds for duty travel and Executing Agency staff travel; survey and computer equipment; and miscellaneous costs.

#### Financial data

|               | \$             |
|---------------|----------------|
| Personnel     | 13 000         |
| Subcontract   | 556 300        |
| Equipment     | 207 900        |
| Miscellaneous | <u>20 000</u>  |
| Total         | <u>797 200</u> |

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